

Place Portfolio Holder presentations – O&S 20 February 2020

- Planning Policy
- Neighbourhood Services
- Place & Economic Prosperity

Planning Policy

Reigate & Banstead
BOROUGH COUNCIL
Banstead | Horley | Redhill | Reigate



Development Management Plan -

- Adopted 26th September 2019 following Examination in Public in October/November 2018
- Sets out detailed development management policies and site allocations of the Core Strategy (a Part 2 Plan)
- Extensive evidence base to inform and justify
- Brings policies up to date with NPPF and other changes in national policy/legislation. More robust.
- Significant policy changes include: new parking standards; affordable housing; sustainability/energy efficiency and construction management
- Now preparing SPDs to provide detailed guidance to help implementation of policies

Community Infrastructure Levy (CIL)

- Over £2 million has been secured with a further £4 million due
- Over £700,000 has been spent on infrastructure projects
- The Local Area CIL Panels were set up in July and met again in November
- Infrastructure priorities for each area have been agreed and projects suggested via a public consultation event last Autumn
- The Local Area CIL Panels have prioritised first round of local infrastructure projects
- Money spent includes:
 - Strategic: Tattenhams Health Centre (£51,700); St Bede's School expansion – (£250,000); Earlswood Common footpaths (£27,020) Oakwood School Expansion (£250,000)
 - Local: Transferred to HTC (£20,488); Transferred to SSPC (£24,339); Lower Kingswood Village Hall (£2,462); Fir Tree Road VAS (£5,440); Reigate Castle Ground footpaths (£15,000); Reigate Bowls Green enhancements (£300); Reigate Heath signage (£2,542); Restoration of historic Merstham cast-iron finger post (£2,175); Eastgate one-way and echelon parking (£55,000); Six additional planters for Banstead in Bloom (£5,000), Outdoor gym equipment and surfacing at Nork Park (£26,500).

Core Strategy Review

- The Council reviewed the 2014 Core Strategy in July 2019 against changes to national policy, national and local circumstances and for the effectiveness of its policies' operation.
- This was within the five year period required by legislation and concluded the CS was up to date.
- We continue to monitor its effectiveness and relevance through a variety of monitoring reports and in context of local changes e.g. Gatwick
- This ensures that we have an up to date Plan and continue to be a Plan-led authority

Transport

- We have worked closely with Surrey County Council, Highways England, Network Rail and other partner organisations to promote various transport improvements within the Borough
- We have laid out the Borough's objectives and priorities for transport improvements within wider strategies: Transport for the South East; Surrey Transport Futures and Surrey Infrastructure Plan
- CIL continues to contribute towards the delivery of various transport improvements
- We are currently in discussion with SCC about a joint transport post

Southern Building Control Partnership

- The Council entered the Partnership in 2017 together with Tandridge and Mole Valley DC
- The Partnership's financial performance has improved year on year
- Both its financial performance and performance against quality service indicators is reviewed regularly at SBCP Board Meetings
- However we still believe there may be more that can be achieved
- The Inter Authority Agreement (IAA) and Business Plan are due to be reviewed this year giving the opportunity for an objective review of the overall performance so far, future prospects and scope for improvements (including consideration of additional partners, hosting arrangements and potential for commercial entity)

Place & Economic Prosperity:

- Horley Business Park
- Gatwick / Heathrow
- Coast to Capital / LIS
- Business support
- Marketfield Way
- Horley Master Plan
- Preston regeneration

Horley Business Park: Development and Partner Engagement

- Site allocated for employment purposes in the DMP, September 2019.
- Work to assemble the land continues.
- Talking to Gatwick Airport to understand access issues / expansion proposals
- Next steps:
 - Review structure of partnership arrangements
 - Develop supplementary planning document as required by DMP
 - Further engagement with range of partners and public consultation.



Gatwick and Heathrow Airport: Respond to Growth Plans

- Gatwick and Heathrow both progressing expansion plans and airspace (flight path) change
- Attended key meetings and officers have responded to consultations
- Further consultations anticipated in the year ahead:
 - Gatwick Airport's expansion proposals
 - More detailed proposals for airspace changes



LEP and Local Industrial Strategy: Engage and influence

- Actively engaged with Coast to Capital (C2C) Local Enterprise Partnership (LEP) to develop Local Industrial Strategy (LIS)
- Leader sits on the LEP Board with officer representation on LIS Programme Board.
- LIS proposals drafted and under discussion
- Publication due **31 March 2020.**

Coast to
Capital

Local Industrial
Strategy.
Big Debate

Support local business to start, develop, and grow

37 Business Support Grants worth £36,978 in **Business Support Grants** awarded since April 2019.



Reigate & Banstead Business Awards (June 2019)

- 57 nominations / 100 business guests
- £3,500 raised for charity

Programme informative, monthly networking **Learning Lunches** and **Business e-bulletin** circulated to more than 1,700 businesses



- Work closely with the four town centre **business guilds**
- 12 'students' successfully completed the 2019 **Entrepreneur Academy**
- **Live Local Work Local** – retained business rates project

DEVELOPMENT PROJECTS

This year the Place Delivery Service has taken responsibility for the Council's development projects.

Substantial progress has been made by the team working with other service areas and our external partners.

A new Senior Development Manager has been appointed, who has undertaken a comprehensive review of the Council's three main housing projects: Cromwell Rd, Pitwood Park and Lee Street.

Following this review a clear direction for the delivery of the projects has been agreed. This area has been reported to O&S by the PH for Housing & Benefits.

Significant progress has also been made with Marketfield Way.

MARKETFIELD WAY PROGRESS 19/20



Land Assembly

Completed our compulsory purchase and secured vacant possession.

Extinguished public rights of access to Marketfield Road.

Paid compensation to key former tenants of the High Street properties.

Helped Citizen's Advice Bureau Reigate to relocate to other premises.

Amended our Off Site Parking Order to permanently remove Marketfield Way as a car park.

Begun the process of offering replacement rights to those whose rights were removed through the CPO.

Marketfield Way Progress 19/20

Enabling works

- Instructed Vinci to commence enabling works.
- The car park was permanently closed in January.
- The High Street properties and the car park have been fenced off.
- Services have been disconnected and the soft strip of the High Street properties has been completed.
- Demolition works have commenced, initiating our planning consent.



Marketfield Way Progress 19/20

Design & procurement

- Completed design work up to RIBA stage 3.
- Tendered out work packages to sub contractors.
- Made significant progress in agreeing the terms of a building contract.
- Commenced the final stage of design work (RIBA stage 4).
- Obtained a revised Executive approval for the project
- Appointed a new Project Management and Quantity Surveyor

Lettings

- Made good progress in securing a number of pre lets for the commercial space.

Marketfield Way 2020/21 Priorities

- Finalise and enter into our agreement for lease with our cinema operator.
- Appoint specialist surveyors to provide investment advice on our commercial lettings.
- Prepare a lettings strategy and fresh marketing material for the development.
- Prepare and commence a clear communications campaign.
- Agree with our contractor a clear strategy for maximising local employment, training and apprenticeship opportunities.
- Complete the RIBA stage 4 design and enter into a building contract by April to enable the main build to commence in May 20/21



Horley Master Plan Progress in 2019/20



- Completed our comprehensive upgrade of the pedestrian precinct in Horley town centre and implemented new traffic regulation orders.
- Set up a joint RBBC/Consortium meeting to bring forward Westvale Park.
- Progressed plans for a new community hall and agreed that the asset will be transferred to the Council.
- Worked with Surrey County Council to bring forward a new two form entry primary school and nursey at Westvale Park.
- Worked with the developers to complete the first new play areas and their transfer to the Council.

Preston Regeneration Progress in 2019/20

- Installed a new youth shelter and a closed circuit television camera linked to Surrey Police station in Preston Park.
- Completed remedial works to Preston Manor Road and amended the S38 agreement, enabling adoption of the road by Surrey County Council.
- Undertaken a public consultation exercise about our plans to undertake highway works on Chetwode Road and Homefield Gardens.
- Obtained Local Committee approval and reached agreement with Raven Housing Trust about the works.
- Following feedback from Surrey County Council and local residents finalised the detailed design for a planned start on site in quarter 1 2020/21.

2020/21

- Two new members of staff within the Place Delivery service will commence work in February/March 2020.
- A new Principal Development Manager will take the lead in terms of making further progress in bringing forward the Council's development projects.
- An Open Space Development Manager will take the lead in bringing forward the refurbishment of Merstham Recreation Ground and new outdoor place and sports provision in Horley.

Neighbourhood Operations:

Refuse, Recycling &
Cleansing

Regulatory Services

Fleet Management

Greenspaces

Refuse, Recycling & Cleansing – What do we do

- Collect recycling & waste from 64000 households (including 7100 tonnes of paper, 6400 tonnes of Mixed Recycling and 4500 tonnes of Food)
- Provide assisted collections for 600 elderly or disabled residents
- Collect garden waste approx. 23000 homes
- Commercial Waste Services to 650 businesses within the borough
- Collect recycling from 24 Bring Sites around the borough, inc 230 tonnes textiles, 350 tonnes of DMR 500 tonnes of Paper
- Sweep & litter pick in excess of 400 miles of road, within the borough
- Reigate & Banstead, Redhill and Horley Beat Men – maintaining the town centres to a high standard
- Support local community litter picking group
- Work with the Probation Service who support us in keeping areas of the borough free from litter/weeds



What's new for 2020

- Expecting delivery of the first phase of the Fleet Replacement programme in April 2020 with 7 new 26 tonne dustcarts arriving.
- Supporting the Council's draft Environmental Sustainability Strategy, our new vehicles have electric bin lifters reducing fuel consumption by 12%
- Continue our very successful roll out of the enhanced recycling services to flats in the borough.
- Following the end of phase 2 we will be working with partners/landlords/property owners to deliver the service to properties which may be more of a challenge due to capacity issues.



What's new for 2020

- Earlswood lakes have seen the installation of “Big Belly Bins”, these bins are fitted with a solar compactor which increases capacity, compared to a standard park/street bin. We get real time fill level notification and this has reduced collections by 80%+. We will be reviewing the benefits of the Big Belly bins for other areas in the Borough
- As part of our Cleansing Department review we have delivered a Saturday evening litter picking shift in Redhill Town Centre. We are looking to provide real time notifications of cleansing duties, street sweeping etc with the roll out of Bartec our cleansing vehicles.
- Review of our Bring Sites to tackle a major fly tipping issue but also to retain the income stream from the materials collected.
- Reviewing our commercial opportunities with expansion of our GW & TW services.



Regulatory Services - Joint Enforcement Team

- Tackling reports of antisocial behaviour, fly tipping & abandoned vehicles
- Coordinate and take part in joined up action with the police & other agencies
- Dealing with traveller and other illegal encampments
- Issuing of Fixed Penalty Notices for Fly Tipping
- New patrol arrangements to increase visibility and engagement in town centres and parades
- Targeted action with partners dealing with ASB e.g. begging and illegal activity e.g. puppy farms (Dog Warden, Police and RSPCA)



Regulatory Services - Parking

- Enforcing parking around Schools, working with Sustrans to encourage alternative methods of transport
- Review of Penalty Charge notice challenges
- Enforcement of illegal parking
- Management of parking permits, car park season tickets and parking wavers, introducing 'virtual' permit technology
- Delivering spaces within Borough car parks for charging points
- Tackle inconsiderate parking with JET and Police



Regulatory Services - Environmental Health

- Enforce standards of food hygiene in all food businesses, inspecting around 300 premises each year
- Investigate complaints about environmental protection issues such as noise, dust, odour and air quality
- Enforce standards in private sector housing and administer funding for Disabled Facilities Grants and continue to develop the Home Improvement Agency and Handy Person Service contract to deliver further service improvements for clients
- Deal with a range of public health matters, such as pests, filthy and verminous premises and public health funerals.
- Support delivery of the Council's draft Environmental Sustainability Strategy e.g. EVC programme in Council car parks and draft Health and Wellbeing Strategy



Regulatory Services - Licensing

- Protection of the travelling public in licensed vehicles
- Licensing of alcohol and gambling premises promoting national objectives
- Protection of animal welfare through implementation of Animal Welfare Regulations
- Investigation and enforcement relating to licensing, permits and registrations
- Review Policy and Conditions relating to Alcohol, Gambling and Taxi & Private Hire
- Support the Council's draft Environmental Sustainability Strategy by encouraging the licensing of fully electric vehicles



Fleet Management

- Procurement of the Council's vehicle fleet – this year includes the procurement of the new dustcarts (with electric lifts) and electric/hybrid pool cars.
- Repair and maintenance of the Council's fleet vehicles
- Recruitment of a new HGV apprentice, starting in April 2020
- Ensuring Traffic Commissioner standards are maintained
- Undertaking MoTs and plating of taxis registered within the Borough. Each year, 1,500 taxis are MoT'd and plated



Greenspaces

The Greenspaces team maintains parks and green spaces for residents and visitors to a recognised high standard. Other services provided by the team include:

- Grounds maintenance and play area provision & maintenance
- Highways verge maintenance
- Allotments
- Bereavement services
- Volunteer co-ordination
- Outdoor events and sports pitch provision
- Banner sites and sponsorship
- Trees & woodland management
- Countryside management
- Engineers



Greenspaces

What's new in 2020

- Planned enhancement of countryside sites, in particular those new sites being adopted as part of the Riverside Green Chain developments
- Expansion of the recently-formed tree team, to include a new arboricultural apprentice, to support effective management of our existing tree stock and delivery against the Council's environmental sustainability objectives/ambitions.
- Supporting the delivery of Merstham Recreation Ground regeneration scheme.
- Working in partnership with SCC on the implementation of wild flower verge test sites within the borough

